

UPDATE REPORT:

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 2 March 2022

ITEM NO. 7

Ward: Abbey

Address: Huntley and Palmers Social Club, Gasworks Road, RG1 3EE.

Proposal: To add Huntley and Palmer's Social Club, Gasworks Road, Reading, to the List of Locally-Important Buildings and Structures

RECOMMENDATION:

As in main report.

1. ADDITIONAL INFORMATION

- 1.1 Copy of notes from report which need to be deleted and changed underlined and new insert shown below in **bold text**, recommended by CAAC email (28.02.2022).

"ORIGINAL REPORT TEXT"

4.3.4 The historical association remains clear through the retained signage on the façade.

b. Social Importance

The building or structure has played an influential role in the development of An area or the life of one of Reading's communities. Such buildings/structures May include places of worship, schools, community buildings, places of employment public houses and memorials which formed a focal point or played a key social role.

4.3.5 Although Huntley & Palmers itself has clear social importance, it is not considered that the building itself clearly fulfils this criterion.

4.3.5 Huntley and Palmers it has social significance as the location of Huntley & Palmers social club from 1938.

1.2

REQUEST FOR ADDITIONAL TEXT FROM CAAC.

1.2 4.4.1 Add a bullet point - borough in terms of its social importance (Shown Underlined).

4.4.1 Huntley and Palmers Social Club qualifies for addition to the Local List because it:

- Is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest;
 - Dates from between 1840 and 1913 and is substantially complete and unaltered and of definite significance.;
 - Contributes to the heritage of the Borough in terms of its historical association **and social significance**;
 - Contributes to the heritage of the Borough in terms of its industrial importance;
 - Contributes to the heritage of the Borough in terms of its sense of place;
 - Contributes to the heritage of the Borough in terms of its innovation and virtuosity; and
- Contributes to the heritage of the Borough in terms of its group value.

APPENDIX 3: PROPOSED LOCAL LIST TEXT

The Huntley and Palmer Social Club is a survivor from the Huntley & Palmers factory that covered a vast site around the Kennet from the mid-nineteenth century until the second half of the twentieth century.

In 1846 Huntley & Palmers purchased an old silk mill and embarked on a programme of additions and expansions. In 1873 new buildings north of the river and the original site were added.

The building is typical Reading red brick with coloured brick details.

The architect could have been local architect William Henry Woodman who is known to have worked on some of the factory buildings. He became borough surveyor in the mid 1850s. He has many significant Reading landmarks to his credit including the almshouses on Castle Street.

When Huntley & Palmers left Reading a piece of land was given to Reading Borough Council for the benefit of residents that included that on which the former social club stands.

The future of the building resulted in at least two campaigns. In March 1990 a group of artists took over the building a few weeks before RBC was due to begin using it as offices. The group wanted the council to give a commitment for the building to become an arts centre. An open day was held at 'Biscuit Base'. Press quotes in the Evening Post included John Punter of Reading Civic Society wished "every support for the public use of a historic building."

'Don't let Huntley & Palmers become history'. On 30 July 1994 at the factory garden (Huntley & Palmers, also given to RBC) a picnic was held to protest against its demolition. A local campaign led by Edward Hancock raised a petition of over 2,000 signatures that was presented to the RBC planning committee. The committee agreed to save the building.

By 1998 the building had been converted to social housing and was officially opened on 20 April along with new houses along the canal. The properties are owned and managed by Stonewater Ltd (registered society 20558R), previously Raglan Housing Association.